

See Recommendations pg 16



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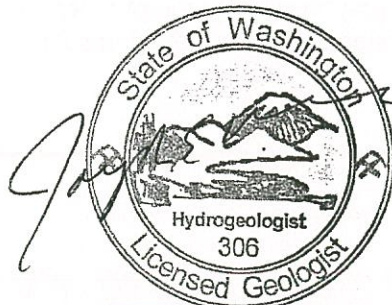
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TACOMA-PIERCE COUNTY HEALTH DEPARTMENT
8328 & 8330 SOUTH TACOMA WAY
LAKEWOOD, WASHINGTON
PHASE I ENVIRONMENTAL SITE ASSESSMENT

APRIL 2011

by

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Project Geologist



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Phase I Environmental Site Assessment
8328 & 8330 South Tacoma Way
Lakewood, Washington

April 2011

Prepared for:

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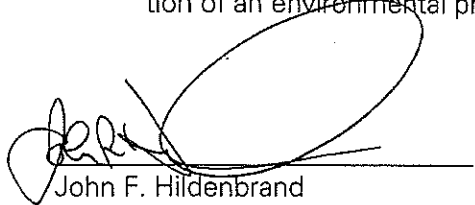
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DECLARATIONS

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in "312.21 of 40 CFR part 312."

"I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I performed and/or developed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312."

*A person who does not qualify as an Environmental Professional may assist in the conduct of all appropriate inquiries in accordance with ASTM E1527-05 if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional when conducting such activities.



John F. Hildenbrand
Associate Environmental Scientist
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TACOMA-PIERCE COUNTY HEALTH DEPARTMENT
8328 & 8330 SOUTH TACOMA WAY
LAKEWOOD, WASHINGTON

Phase I Environmental Site Assessment

April 2011

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Executive Summary

Robinson Noble, Inc. has prepared a Phase I environmental site assessment of 8328 and 8330 South Tacoma Way in Lakewood, Washington. The site comprises approximately 2.69 acres of commercial and vacant land. The three Pierce County parcels (0220361006, 0220361027, and 0220361012) are owned by (b)(6). Figure 1 (Appendix A) displays the location of the site. Figure 2 (Appendix A) displays the approximate location of the parcel boundaries which are labeled A through C, respectively.

For this Phase I environmental site assessment (ESA), we completed a site inspection, completed interviews, reviewed local geologic and hydrogeologic maps, reviewed published reports, completed public records requests, reviewed standard environmental record sources, reviewed planning and land use department records, and other standard historical sources. The site inspection was conducted on March 28.

The property is located along South Tacoma Way near the intersection with South 84th Street at an elevation of approximately 250 feet above sea level. The surface geology of the site is composed of Steilacoom gravel. Groundwater below the site is approximately 20 feet below ground surface with a gradient toward the northwest. The site is developed with a retail building and related outbuilding on the northeast corner of the property nearest to South Tacoma Way. The remainder of the property is vacant, undeveloped land. However, some signs of the previous development are visible across the site.

The site investigation revealed recognized environmental conditions resulting from a former gas station pad located on the southeastern corner of the property and undocumented fill dirt near an abandoned private water well located on the southwestern portion of the property. De minimus conditions were observed on the subject site related to the current use as an automobile-parts retail business. Additionally, de minimus conditions were observed on the neighboring auto repair shop facility adjacent north of the subject.

The historical information generated for this study indicates original development of the property prior to 1926. The entire site was utilized as a residence and related farmland. Several uses of the site were associated with redevelopments including a gasoline station (1930s – 1990) on the southeast corner of the site, a mobile home park (1951 through 1990) on the western portion of the site, and various commercial business uses (Highway Fruit and Grocery, Burton's Processing, McChord Field Taxi, Monte Vista Guitar Shop, and Fastlane Auto) from 1930 to the present on the northeast corner of the property.

The gas station operated as Benedetti gas station up until 1951. From 1951 through 1970 it was operated as Young's Richfield gas station. From 1970 through approximately 1990, the gas station was operated as Young's Arco Station. Based on the historical information, historical recognized environmental conditions exist for the subject property—the site was used as a gasoline station for nearly 60 years with no resolution of the underground storage tanks. Based on the lack of resolution, these historical recognized environmental conditions also represent current recognized environmental conditions with potential to impact the subject site.

A review of government agency database listings, Washington State Department of Ecology (Ecology) and TPCHD files revealed several sites surrounding the subject have current or past environmental conditions. However, based on our review of these sites, only one site (the neighboring property to the north) has conditions with potential to impact the subject.

The north neighboring J&J Auto Body shop routinely washes automobiles within 15 feet of the subject property whereupon the wash water is directed to a shallow dry well. This release of industrial wash water represents recognized environmental conditions with potential to impact soil and groundwater below the site.

Robinson Noble, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 on 8328 and 8330 South Tacoma Way in Lakewood, Washington. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this document. This assessment has not revealed evidence of recognized environmental conditions except for:

- Unresolved underground storage tanks which operated on the southeast portion of the property for at least 60 years.
- Undocumented fill dirt on the southwest corner property in close proximity to, or over the top of, an abandoned domestic water well.
- A neighboring site releasing industrial wash water into a dry well located within fifteen feet of the subject site.

TACOMA-PIERCE COUNTY HEALTH DEPARTMENT
8328 & 8330 SOUTH TACOMA WAY
LAKEWOOD, WASHINGTON

Phase I Environmental Site Assessment

April 2011

1.0 Introduction

1.1 Scope of Services and Purpose of Report

This Phase I environmental site assessment (ESA) was prepared in general accordance with ASTM Standard E1527-05 and the contract for services between Robinson Noble and the Tacoma-Pierce County Health Department (TPCHD) executed on January 5, 2011. The contract and a detailed scope of services are attached as Appendix E of this report. The noted scope of services was developed based on standard industry practices and ASTM Standard E1527-05. Unless an item is specifically addressed in the noted scope of services and discussed herein, it should be assumed it was not included in the scope of work for this project. This Phase I ESA was prepared on the subject site located on Pierce County parcel numbers 0220361006, 0220361027, and 0220361012 at 8328 and 8330 South Tacoma Way in Lakewood, Washington.

1.2 Conditions and Limitations

This project was generally completed within the standard scope defined by ASTM. The contractual agreement between the client and Robinson Noble did not contain any special conditions or limitations. As outlined in ASTM E1527-05, the observations and findings generated for this project were based on information limited to "reasonably ascertainable sources."

This report was prepared using generally accepted professional practices. The nature of the ESA process requires that information generated, managed, and/or controlled by third parties is utilized. We believe the sources utilized are accurate; however, we cannot guarantee that the third-party information is free of error. While we warrant that the opinions and conclusions drawn from information gathered during this study are based on sound professional judgment, we reserve the right to modify any opinion, conclusion, and/or recommendation in the event new, revised or different information becomes available. Unless specifically stated herein, no other warranty, expressed or implied, is made.

This ESA is not intended to be an exhaustive search for all possible environmental issues. It is designed to utilize reasonably ascertainable information in order to determine whether recognized environmental conditions (as defined by ASTM) warranting additional investigation are present. The Phase I ESA is intended as a step to qualify the report's user for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. It constitutes a portion of the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined by 42 U.S.C. §9601. The scope of services noted in Section 1.1 was completed by, or under the direction of, an environmental professional as described in ASTM E1527-05.

pendix B. The absence of records should not be used as conclusive evidence that conditions do not exist. Sites may not have been reported or registered and/or may pre-exist the requirement to report or register.

As noted above, the subject property is addressed at 8328 and 8330 South Tacoma Way in Lakewood, Washington. The EDR report maps 55 property/business listings surrounding the subject with a total of 89 listed conditions falling within the ASTM standard search radii from the subject site. In addition, the EDR report lists 20 unmappable (orphan sites) with a total of 35 listed conditions.

The conditions reported for the mapped and orphan sites include listings on RCRA-LQG, RCRA-SQG, RCRA-CESQG, CSCSL, SWF/LF, LUST, UST, VCP, ICR, ALLSITES, CSCSL NFA, RCRA-NonGen, FUDS, MANIFEST, RAATS, RCRA-NLR, FTTS, FINDS, HIST FTTS INSP, CDL, CERCLIS, MINES, SPILLS, and LF KING databases. Definitions of the databases listed above may be found in the Government Records Search/Data Currency Section of the EDR report located in Appendix B.

We reviewed the location and listings of the mapped and orphan sites to determine the potential for impact to the subject site. The shallow aquifer gradient (discussed in Section 2.0) is generally northwestward. Table 2, summarizes the sites surrounding the subject property.

Table 2. EDR site summary

EDR No.	Site Name	Address	Listings	Relative Location	Additional Review Required
2	Ingraham Oil	3810 84 th Street	ALLSITES, UST	200 ft SW	Yes
5 / 6	Grider/Texaco	8401 South Tacoma Way	RCRA-CESQG, FINDS, ALL-SITES, LUST, UST	100 ft E-SE	Yes
7	Interstate Distributor Co.	8311 Durango	UST, RCRA-NonGen, FINDS, ALLSITES, CSCSL NFA	50 ft W	No, NFA Status
10	National Auto Parts	8233 South Tacoma Way	RCRA-CESQG, FINDS, ALLSITES, UST	75 ft NE	Yes
12	GAIS NW Bakery	8203 Durango	LUST, UST, FINDS, CSCSL, ALLSITES	50 ft NW	Yes
35	Car Pros	8021 South Tacoma Way	LUST, ICR	600 ft NE	Yes

As noted in the table, five of the six surrounding sites required further review with Ecology. The review of these sites is discussed further in Section 3.1.2.

The remaining listed sites on the EDR report were found to have a low risk of impact to the subject based upon the groundwater gradient, their locations relative to the subject site, and types of database listings. Additionally, we reviewed the orphan site list for the locations and listings. Only one site on the orphan list was in close proximity to the subject site and is a duplicate of the Interstate Distributor Co listing (Table 2, above). Therefore, there is a low risk of impact to the subject site from the orphan sites.

3.1.2 Ecology Records

As indicated above, several sites required further investigation with Ecology. We performed a public records request and reviewed files with the Ecology southwest regional offices in Lacey, Washington. The sites reviewed are discussed below.

Ingraham Oil – 3810 84th Street

Ecology records indicate the Ingraham Oil site had two, 20,000-gallon underground storage tanks (USTs) removed in 2006. Soil contamination from diesel-range hydrocarbons was documented upon removal of the tanks. The soils were excavated and confirmation samples were reported below the respective MTCA Method A cleanup limits. Based on the removed status of the tanks, the results of the sampling, and the location and proximity to the subject, this site has a low potential risk to the subject.

Grider/Texaco – 8401 South Tacoma Way

Ecology records indicate three USTs were removed from this site in 1991. The USTs were approximately 10,000-gallon tanks. No soil contamination was documented upon their removal. The USTs were removed as part of the property acquisition by Texaco from Shell Oil Company. The gas station was closed at that time and has been sold and redeveloped since into a Taco Bell restaurant. Based on the removed status of the USTs, the lack of documented soil releases, and the inactivity of the USTs since 1991, the risk to the subject is considered low.

National Auto Parts – 8233 South Tacoma Way

Ecology records indicate three USTs were removed from this site in 1988. Two of the tanks were 500-gallon capacity and one was 1,000-gallon capacity. The tanks were approximately 20 to 30 years old at the time of their removal, dating to the 1950s-1960s. No soil contamination was documented upon their removal. Based on the removed status of the USTs, the lack of documented soil releases, and the inactivity of the USTs since 1988, the risk to the subject is considered low.

GAIS NW Bakery – 8203 Durango Street

Ecology records indicate two USTs were removed from this site in 1998. The two tanks were 10,000-gallon capacity, storing gasoline and diesel, and originally installed in 1975. Upon tank removal, gasoline contamination was identified in the soils. Approximately 30 tons of soils were excavated from the site and three monitoring wells were installed. Groundwater monitoring identified gasoline, benzene, toluene, ethylbenzene, and total xylenes (BTEX) in the first round of monitoring of 2004. No detections were identified in the 2005 groundwater monitoring. In 2006, the site was granted a partial sufficiency opinion letter giving a no-further-action (NFA) determination concerning the gasoline and BTEX in the soil and groundwater. The remaining concern from Ecology for the site was arsenic stemming from the Asarco Smelter plume.

Based on the removed status of the USTs, the remedial actions implemented, and NFA status from Ecology, the risk to the subject is considered low.

Car Pros – 8021 South Tacoma Way

Ecology records indicate four USTs were removed from this site in 1995. Three of the USTs stored gasoline at 2,000 gallons, 1,000 gallons, and 550 gallons, respectively. The fourth UST was a 350-gallon waste oil tank. Soil contamination was documented at the time of their removal. Subsequently, 231.49 tons of contaminated soils were excavated from the site. Ecology records note the site received an NFA from the TPCD. Based on the removed status of the

USTs, the remediation completed, inactivity of the USTs dating to 1995, and the proximity to the subject site, the risk to the subject is considered low.

3.2 Tacoma-Pierce County Health Department

We performed a public records request with the Tacoma-Pierce County Health Department. The information and files reviewed for the neighboring properties, listed above, confirmed the low risk of impact to the subject site.

However, one file from the TPCHD noted potential problems for the neighboring property to the north. The JJ Auto Body shop at 8322 S. Tacoma Way has a dry well located within ten feet of the subject site. According to the TPCHD, as of May 2010, the shop washes approximately 60 vehicles per month whereupon the wash water from the vehicles is discharged to the dry well. This release of industrial wash water into the shallow soils near the site represents recognized environmental conditions with potential to impact the subject property.

Impact to the site from this discharge cannot be fully determined without performing work beyond the scope of this Phase I. The location of the dry well is presented on Figure 2. As noted later in this report, we recommend direct-push boreholes be completed on the subject site adjacent to the neighboring dry well to investigate the impact.

Additionally, we reviewed on-line documents and GIS programs from the TPCHD for additional information regarding the site. The subject site is listed on the TPCHD's Abandoned Commercial Tank program (ACT) for historical use as a gasoline station with no documentation of UST removals. This listing reflects unresolved historical recognized environmental conditions, which are described in further detail below.

The neighboring JJ Auto Body shop is also listed on ACT databases. Risk to the subject from the neighboring ACT site may be determined in additional studies outside the standard scope of this Phase I.

3.3 Permit Records

We reviewed Pierce County Planning and Land Services (PALS) on-line permit databases for permit records for the subject site. Five permit records were found in the PALS databases. Additionally, we reviewed the City of Tacoma land use permit history records. One permit was on file with the City of Tacoma. Copies of the permit records are attached in Appendix C. Table 3, summarizes the permits.

Table 3. Permit summary

Date	Permit Info	Source
1970	Demolition of a sign and canopy for Atlantic Richfield gas station at 8330 South Tacoma Way	Tacoma
1991	Installation of a sign for David and Linda Benedetti at 8328 South Tacoma Way	PALS
1991	Fire inspection of the Monte Vista Guitar Shop at 8328 South Tacoma Way	PALS
1995	Demolition of a detached garage for David and Linda Benedetti at 8328 South Tacoma Way	PALS
1995	Demolition of a single-family residence for David and Linda Benedetti at 8330 South Tacoma Way	PALS
1996	Installation of sewer services for sale's office (Benedetti's) at 8330 South Tacoma Way	PALS

As noted in the table, the permit records note historical use of the site as a gasoline station. No permits for tank removals were identified in our permit research.

3.4 Tribal Records

This property is not located within the current boundary of the Puyallup Indian reservation. Additionally, there are no tribal database listings for the site as indicated on the attached EDR report. The site is located within the City of Lakewood, which was incorporated in 1996. As indicated below in Section 4.0, the history of the site dating to 1900 notes no tribal uses. Based on the lack of tribal database listings, status of the site within the City of Lakewood, and other historical information, the lack of tribal records for the site is not considered a data gap.

3.5 Data Gaps

No data gaps were identified.

4.0 Historical Research

A critical part of the ESA process is the consultation of standard historical sources to develop a history of the previous uses of the subject property and surrounding area. The purpose is to identify the likelihood of past uses causing recognized environmental conditions that could potentially impact the subject property. According to ASTM, the goal of historical research is to develop an assessment of chronological site and area land use from the first development. The historical information reviewed includes available sources that are reasonably ascertainable and relevant (as defined in ASTM E1527-05). Aerial photographs, Sanborn fire-insurance maps, assessor's records, recorded land-title records, USGS 7.5-minute topographic maps, local-street directories, Polk's City Directories, Cole's City Directories, historical atlases, and the Puget Sound Regional Archives were reviewed for this project. Relevant historical findings are given below.

4.1 Ownership Records

4.1.1 State Archives

We reviewed historical assessor information at the Washington State Secretary of State, Puget Sound Regional Archives in Bellevue. Copies of these records are attached in Appendix D.

The records indicate (b) (6) originally owned the site (2.69 acres) by as early as 1926. She sold parcels A (1.77 acres) and B (0.56 acres) to (b) (6) in 1951 and parcel C (0.32 acres) to Richard and Doris Young in 1962.

Additional assessment information dating from 1926 through 1990 is presented in the attached archive records. However, no other property owner information or further site details are noted other than parcel A being known as the Monte Vista trailer park in 1990 and that it was vacant at the time.

4.1.2 Assessor-Treasurer's Records/Property Tax Files

As noted in Section 2.1, the site is composed of 2.69 acres of land within Pierce County. (b) (6) (b) (6) is the current property owner since purchase of the site in 2010 according to the assessor-treasurer records. Copies of the assessment records are attached in Appendix C.

The records note the previous owner of the site was (b) (6) who purchased the site from (b) (6) in 2005. The value of the property appreciated between ownerships, as reflected in the Assessor's records.

The records indicate there are two buildings on parcel 0220361006. As noted above, these buildings are occupied by Fastlane Auto, an automobile-parts retail business. The main retail

building consists of 4,140 square feet and was constructed in 1969. The adjacent storage building consists of 720 square feet and was constructed in 1975.

4.1.3 Title Records/Recorded Documents

A title record search was not completed. These records could potentially contain environmental liens not revealed by the sources searched for by this study. However, we reviewed recorded documents with the Pierce County Auditor. No liens were identified within the recorded documents.

The property sales discussed above in Section 4.1.2 were reviewed in the recorded documents. Copies of the deeds are attached in Appendix D. Additionally, a deed from Lolita Benedetti to David Benedetti was identified dating to 1988. Table 4, below, summarizes the ownership of the site resulting from the title and assessor-treasurer records as well as other information in this report.

Table 4. Ownership summary

Year	Seller	Purchaser	Parcels
1926	(b) (6)		A, B, & C
1951			A & B
1962			C
Unknown			A & B
Unknown			C
1988			A, B, & C
2005			A, B, & C
2010			A, B, & C

4.1.4 Environmental Liens

As indicated above, no liens were identified for the subject site within the Pierce County Auditor's files. Additionally, representatives of the current owner stated no knowledge of environmental liens.

4.2 Aerial Photographs & Historical Topographic Maps

4.2.1 Aerials

We completed an aerial photograph search through a third-party firm, EDR. The EDR Aerial Photo Decade Package (Appendix B) displays aerials from 1941, 1957, 1968, 1972, 1980, 1991, and 2006. Additionally, we completed a supplemental aerial search through the City of Tacoma's govME GIS program. Aerials from 1931, 1950, 1973, 1990, 1998, 2002, 2005, 2006, and 2009 were reviewed. Table 5, below, summarizes the aerials.

Table 5. Aerial photo summary

Year	Subject Site Appearance	Surrounding Sites Appearance
1931	Several buildings on the southern portion of the parcel, remainder appears used for farming	Similar residential and agricultural use
1941	Appears commercially developed, no more farming	Similar commercial use on surrounding properties
1950	Gasoline station apparent on the southeastern corner of the site, a mobile home park is present on the northern portion of the site	Commercial buildings along South Tacoma Way including several gas stations, the Star-lite theatre appears for the first time east of the site

Year	Subject Site Appearance	Surrounding Sites Appearance
1957	The mobile home park appears expanded to the southern boundary of the site, the gas station remains on the SE corner, a small commercial building is on the NE corner of the site	Similar commercial use along South Tacoma Way, residential use off the main roadway, several gas stations
1968	Little to no change visible	Continued commercial and residential development
1972-73	Little to no change visible	Little to no change visible
1980	Little to no change visible	No change visible
1990-91	The gasoline station and mobile home park are no longer present, the commercial building on the NE corner remains	No change visible
1998	Approx. 40 shipment containers are stored on the western side of the property, approximately 40 automobiles are present on the SE corner of the site, the building remains on the NE corner	Little to no change visible except for a gasoline station on the SE corner of 84 th & South Tacoma Way is no longer present
2002	Approx. 20 shipment containers are stored on the western side of the property, debris and materials are visible in the aerials, the building remains on the NE corner	Little to no change visible
2005-06	No more shipment containers are stored on the site, the debris is no longer present	Little to no change visible
2009	The subject site appears in its current form	Little to no change visible

4.2.2 Topographic Maps

We completed a historical topographic map (topo) search through a third-party firm, EDR. The EDR Historical Topographic Map report (Appendix B) displays topos from years 1900, 1948, 1949, 1961, 1968, 1973, 1981, 1994, and 1997.

The oldest topos from 1900 display minimal development in the area of the subject site with railroad tracks west of the site. Topos from 1949 display four buildings developed on the subject site. Later aerials from 1961 and 1968 display only three buildings. The 1968 maps show two paved roads on the western portion of the site, likely part of the mobile home park. The 1973 and 1981 topo maps show no change to the subject site. The building on the northeast corner of the site is the only building visible on the subject within the 1994 and 1997 topographic maps.

4.3 Sanborn Fire Insurance Maps and Directory Listings

4.3.1 Sanborn Maps

We completed a historical Sanborn map search through a third-party firm, EDR. The EDR Certified Sanborn Map report (Appendix B) displays no map coverage for the subject site.

4.3.2 Directory Listings

We completed a historical directory search through a third-party firm, EDR. The EDR City Directory Abstract report (Appendix B) displays a summary of their research. We also completed a supplementary directory search at the Seattle Public Library for years 1935 through the present. Table 6, below summarizes the directory listings from 1935 to 1990.

Table 6. Directory listing summary

Address on South Tacoma Way	1935	1940	1945	1951	1955	1960	1970	1980	1990
8322	No Listings				Handy-mans Rental Tools	8320 Vacant	Small Distributing Co		
8324	Highway Fruit and Grocery	Berton's Processing Co	Monte Vista Trailer Park	Storkville Children's Clothes	Vacant	Monte Vista Guitar Shop	No Listings		
8326	No Listings				Loekke Tile Co	Vacant	No Listings		
8328	No Listings				Monte Vista Trailer Park (1960 – also McChord Field Taxi) (1980 – also Monte Vista Guitar)				Monte Vista Guitar
8330	R. Benedetti gas station (1945 - also Kisch, Geo E.)				Young's Richfield Service Station			Young's Arco Station	Michael Benedetti
8400	No Listings			Joe's Mdse Mart, McChord Field Taxi Co.		Joe's Mdse Mart	Meyer Floor Covering/Apartments		
8401	No Listings			Thompson's Corner Auto Court	Monte Vista Shell Gas Station			Auto Doctors Auto Repair	Art's Auto Doctor
8402	Watanabe Produce	Duck Fin Bowling Alley	Lloyd's Barber Shop					No Listings	Thrift City

As noted on the attached EDR directory summary, parcel C of the subject site was last listed as a gasoline station around 1980. Monte Vista Guitar on parcel A was listed through around 1997. The trailer park on parcels A and B was listed from 1960 through 1980. Fastlane Auto, the current occupant of the buildings on parcel A, was first listed in 2002.

4.4 Other Historical Sources

4.4.1 Historical Atlases

The 1889 historical atlas (Plummer) shows the railroad west of the site and several large tracts owned by single landowners. Later maps atlases from 1945 and 1965 (Metsker's) display the entire area surrounding the site developed.

4.4.2 Historical Photographs

We reviewed historical photographs from the Tacoma Public Library. Several photographs displaying the subject property were reviewed. Table 7, below, summarizes the photos.

Table 7. Historical photographs

Year	Description	Source
Aug 1948	Aerial photograph displaying the western portion of the property.	Richards Studio Collection
Aug 1948	Aerial photograph displaying the subject site in the lower left corner of the photo. No buildings other than those along South Tacoma Way are present.	Richards Studio Collection
Aug 1948	Aerial photograph displaying the area of the subject site. Sole development along South Tacoma Way	Richards Studio Collection
Oct 1951	Photos displaying the exterior of one of the trailers in the trailer park.	Richards Studio Collection
Oct 1951	Photo displaying the interior of one of the trailers of the park.	Richards Studio Collection
1963	Aerial photograph displaying the entire property. Monte Vista trailer park is near the center of the photo.	Richards Studio Collection
Jan 1969	Photos displaying the interior of the Monte Vista Guitar Shop destroyed by a fire.	Richards Studio Collection

4.5 Summary of Historical Findings

Parcel A: The parcel was originally developed as farmland by the early 1930s. The western portion of the parcel was later redeveloped into the Monte Vista trailer park, residential mobile homes, in 1951. The mobile home park was present up until around 1990. From the mid-1990s through around 2002, the western portion of the parcel was used to store shipping containers and has been vacant since.

A commercial building was constructed on the eastern portion along South Tacoma Way prior to 1931. This building was Highway Fruit and Grocery up until around 1945, Burtons Processing to 1951, McChord Field Taxi around 1960, Monte Vista Guitar Shop from the 1960s through at least 1997, and Fastlane Auto from at least 2002 through the present.

Parcel B: The parcel was originally developed as farmland similar to parcel A. The parcel remained vacant fields through the 1950s. In the 1950s, the parcel became part of the Monte Vista trailer park. The parcel was developed residentially through around 1990. From the mid-1990s through around 2002, the parcel was used to store shipping containers. The parcel has been vacant since 2002.

Parcel C: The subject site was originally developed as a single-family residence and farm before 1926. In the early 1930s, the site was developed into a gasoline station. The gas station was operated as Benedetti gas station up until 1951. From 1951 through 1970, it was operated as Young's Richfield gas station. From 1970 through approximately 1990, the gas station was operated as Young's Arco Station. By 1990, the gasoline station was demolished, and the parcel has remained vacant since.

Based on the historical information, historical recognized environmental conditions exist for the subject property. The site was used as a gasoline station for nearly 60 years with no resolution of the underground storage tanks. Based on the lack of resolution, these historical recognized environmental conditions also represent current recognized environmental conditions with potential to impact the subject site. Figure 3, attached in Appendix A, displays the typical site use of the subject property and historical conditions identified.

4.6 Historical Data Failure Summary

There are no historical data failures based on the documented history of the site dating to first use and ownership starting by 1926. The site appears undeveloped and/or farmland prior to that time.

5.0 Client/User Provided Information and Interviews

5.1 Client User Provided Information

As discussed above in Section 1.0, no previous environmental reports were supplied for our review. The TPCHD supplied us with a copy of the EPA Region 10 Brownfields Grant Site Eligibility Determination Outline for the subject site. This outline is attached in Appendix C. The outline notes the site was used as a historical gas station dating from 1935 through 1980 and that there is no state or local record of UST removals.

5.1.1 Valuation Reduction for Environmental Issues

This phase I assessment is not related to a property purchase. However, based on the sales history record reviewed elsewhere in this report, the property value does not appear to have been devalued resulting from recognized environmental conditions.

5.2 Interviews

5.2.1 Agency Representatives

No other agency interviews were performed except for the public record requests completed to obtain the information described above.

5.2.2 Owner/Owner Representatives

We contacted the current owner, (b) (6) indicated knowledge of a historical water well located on the southwest corner of the property. Discussions with (b) (6) (b) (6) indicated he has no knowledge of the origin of the fill sediments on the southwest corner of the property near the abandoned well.

Additionally, we discussed the site with representatives of the current tenant, Fastlane Auto. According to their knowledge, which dates from 2004 through the present, there are no above or below ground storage tanks utilized by the business.

A questionnaire was submitted to (b) (6). The detailed questionnaire is attached in Appendix D. (b) (6) indicated no knowledge of recognized environmental conditions other than the historical gas station use.

Previous owners were not interviewed representing a data gap. However, based on the information from the current owner, the data gap is not considered significant.

5.3 Other

No other interviews were completed.

6.0 Findings, Conclusions, and Recommendations

6.1 Findings

The subject is located at 8328 and 8330 South Tacoma Way in Lakewood, Washington and encompasses 2.69 acres of land. The site has been a gasoline station for 60 years with no docu-

mented resolution of the underground storage tanks. Additionally, undocumented fill dirt is located on the site covering an abandoned water well. Based on these conditions, recognized environmental conditions exist for the subject site.

Additionally, recognized environmental conditions were found for the neighboring property to the north with potential to impact the subject site from improper disposal of industrial wash water.

6.2 Data Gap Summary

Previous owners were not interviewed. However, based upon the historical information documented above and information from interviewing the current ownership, this data gap is not significant.

6.3 Conclusions

We have performed a Phase I environmental site assessment in general conformance with the scope and limitations of ASTM Practice E1527-05 of Pierce County parcel numbers 0220361006, 0220361027, and 0220361012 located at 8328 and 8330 South Tacoma Way in Lakewood, Washington. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this document. This assessment has revealed no evidence of recognized environmental conditions except for:

- Unresolved underground storage tanks which operated on the southeast portion of the property for at least 60 years.
- Undocumented fill dirt on the southwest corner property in close proximity to, or over the top of, an abandoned domestic water well.
- A neighboring site releasing industrial wash water into a dry well located within 15 feet of the subject site.

6.4 Recommendations

We recommend a geophysical survey for underground storage tanks followed by a series of boreholes. The geophysical survey will likely be able to determine if there are any abandoned tanks below the ground on the site. The borehole investigation will likely be able to determine if any releases of petroleum hydrocarbons to the soil or groundwater have occurred resulting from the historical use of the site. We recommend at least two boreholes be completed on the subject site near the neighboring dry well to determine impact to the subject. We recommend removal of the undocumented fill dirt and sampling of the abandoned water well for petroleum hydrocarbons, volatile organic compounds, and metals. The well should also be properly decommissioned.

7.0 References

City of Tacoma – land use permit history records

Environmental Data Resources, 2011, EDR aerial photo decade package of 8330 South Tacoma Way in Lakewood, Washington, attached in Appendix B, 10p.

Environmental Data Resources, 2011, The EDR-city directory abstract of 8330 South Tacoma Way in Lakewood, Washington, attached in Appendix B, 8p.

Environmental Data Resources, 2011, The EDR historical topographic map report of 8330 South Tacoma Way in Lakewood, Washington, attached in Appendix B, 11p.

Environmental Data Resources, 2011, The EDR certified Sanborn map report of 8330 South Tacoma Way in Lakewood, Washington, attached in Appendix B, 5p.

Environmental Data Resources, 2011, The EDR radius map report with GeoCheck of 8330 South Tacoma Way in Lakewood, Washington, attached in Appendix B, database listings 141p., physical settings 85p., GR listings 21p.

Metsker's Map Co., 1945, 1965, Historical atlas of Pierce County

Pierce County Assessor-Treasurer's office – tax parcel information

Pierce County Planning and Land Services – permit records

Plummer, 1889, Historical atlas of Pierce County, Washington

R.L. Polk, Co., 1935, 1940, 1945, 1951, 1955, 1960, 1970, 1980, 1985, 1990, 1996, 2000, 2004, City directory of Tacoma, Washington and vicinity, available for review at the Seattle Public Library

Savoca, M.E., Welch, W.B., Johnson, K.H., Lane, R.C., Clothier, B.G., and Fasser, E.T., 2010, Hydrogeologic framework, groundwater movement, and water budget in the Chambers-Clover Creek watershed and vicinity, Pierce County, Washington, U.S. Geological Survey Scientific Investigations Report 2010-5055

Seattle Public Library - historical atlases, historical directories

Tacoma-Pierce County Health Department – ACT databases, public records request

Tacoma Public Library – historical photographs

Troost, in review, Geologic map of the Tacoma-south 7.5-minute quadrangle, scale 1:24,000

Walters, K.L., and Kimmel, G.E, Ground-water occurrence and stratigraphy of unconsolidated deposits, Central Pierce County, Washington, Washington Water Supply Bulletin no. 22

Washington State Department of Ecology – water well logs, Model Toxics Control Act, public records request

Washington State Secretary of State, Puget Sound Regional Archives – historical assessor and parcel information, public records request

Washington State University Libraries digital collections – Early Washington Maps

9.0 Closing

Questions regarding the contents of this report should be addressed to the project manager. The professional qualifications of the preparers of the report are listed in Appendix E to this document. If you have questions regarding this report or require further discussion of any portion of this project, please contact us.

The statements, conclusions, and recommendations provided in this report are to be exclusively used within the context of this document. They are based upon generally accepted environmental and hydrogeologic practices and are the result of analysis by Robinson Noble, Inc. staff. This report, and any attachments to it, is for the exclusive use of the Tacoma-Pierce County Health Department. Unless specifically stated in the document, no warranty, expressed or implied, is made.